Welsh Property Services
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8 MAES Y CRUG
BRYNCRUG
LL36 9PD

£275,000 Freehold



Spacious 3 bedroom detached dormer bungalow
Electric heating
Mainly all upvc double glazing
Garage
In need of modernisation

This spacious detached dormer bungalow is situated on the exclusive cul de sac of Maes y Crug in the rural village of Bryncrug. Comprising entrance hallway leading to lounge, dining room, kitchen, lean to conservatory, 2 double bedrooms and bathroom on the ground floor with a further bedroom on the 2nd floor accessed via the former 3rd bedroom, this space would make a perfect home office area. The rear garden is maturely planted and accessed either side of the property and there is block paved parking at the front for 2 vehicles plus a garage. With electric heating and mainly all upvc double glazing. This property would benefit from modernisation.

Bryncrug is approximately two miles from the busy coastal resort of Tywyn. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dolgoch Falls, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises panelled timber door to;

L SHAPED HALLWAY
Wall mounted heater.

LOUNGE 5.12 x 3.25
Window to front, wall mounted heater, tiled open fireplace, open to;

DINING AREA 3.46 x 3.19
Window to front, wall mounted heater.

KITCHEN 3.42 x 3.29
Timber window and half glazed door to side, base and wall units, stainless steel sink and double drainer, built in larder cupboard.

LEAN TO CONSERVATORY 2.74 x 1.65
Upvc windows on 3 elevations, half glazed door to rear, plumbed for washing machine.

Off entrance hallway 2 steps to;

BATHROOM 3.27 x 1.82
Upvc window to side, bath, wash basin, w c, electric towel rail, wall mounted fan heater, built in airing cupboard housing hot water cylinder and slatted shelving.

BEDROOM 1 3.98 x 3.33
Upvc window to rear, wall mounted heater.

BEDROOM 2 3.96 x 3.94 inc built in wardrobes. Upvc window to rear, wall mounted heaters.

Door to;

INTERNAL HALLWAY 3.00 x 2.42
Window to side and front, stairs to;

BEDROOM 3 5.85 x 4.03
Window to rear and front, under eaves access.

GARAGE 4.74 x 2.74
Up and over door, electric meter and consumer unit located here.

OUTSIDE FRONT
Block paved drive for 2 vehicles, access either side to rear.

REAR
Paved patio area, laid to lawn, mature planting.

ASSESSMENTS Band E

TENURE The property is Freehold.

SERVICES Mains water, drainage and electric are connected.

WHAT3WORDS: OOZE.FORUM.PALACE

VIEWING By appointment only with;
Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500.
Email:info@welshpropertyservices.com

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